



## 16 Roman Street

Hoddesdon, EN11 8JH

**Price £450,000**



Nestled on the charming Roman Street in Hoddesdon, this delightful two-bedroom semi-detached house offers a perfect blend of character and modern living. Spanning an impressive 1,083 square feet, the property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

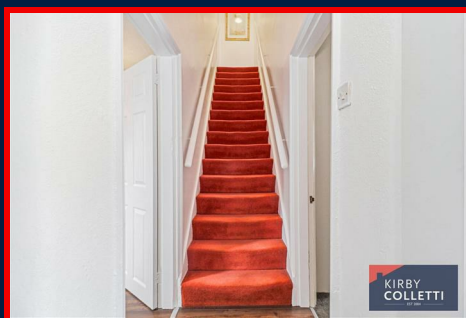
The heart of the home is the re-fitted kitchen, which combines functionality with style, making it an ideal space for culinary enthusiasts. The two well-proportioned bedrooms offer comfortable retreats, while the re-fitted bathroom is conveniently located to serve both rooms.

One of the standout features of this property is the off-street parking and garage, a rare find in such a desirable location. The house is situated close to the town centre, ensuring that all local amenities, shops, and transport links are just a short stroll away.

The property also offers excellent potential for extending and conversion of the loft (subject to the usual planning permissions).

This characterful home is perfect for those seeking a blend of convenience and charm in a vibrant community. Whether you are a first-time buyer or looking to downsize, this semi-detached house on Roman Street is a wonderful opportunity not to be missed.

- Character Two Bedroom Semi Detached
- Re-Fitted Bathroom
- Off Street Parking with EV Charger
- Two Reception Rooms
- New Heating System Fitted January 2026.
- Garage
- Re-Fitted Kitchen
- uPVC Double Glazed Windows
- Close to Town Centre



## Accommodation

Part glazed front door to:

### Entrance Hall

Stairs to first floor. Radiator. Laminate flooring. Door to:

### Lounge

14'11 x 13'4 (4.55m x 4.06m)

Front aspect uPVC double glazed window. Radiator. Feature fireplace with inset gas coal effect fire. Feature media wall. Coved ceiling.

### Dining Room

14'11 x 11'11 (4.55m x 3.63m)

Side aspect uPVC double glazed. Radiator. Understairs storage cupboard. Laminate flooring. Coved ceiling. Access to:

### Re-Fitted Kitchen

9'11 x 8'10 (3.02m x 2.69m)

Rear aspect uPVC double glazed window. uPVC double glazed door to rear garden. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer sink unit mixer tap over. Built in electric double oven. Built in electric four ring hob. Extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Partly tiled walls and tiled floor.

### First Floor Landing

Access to loft.

### Bedroom One

15'1 x 16'6 max (4.60m x 5.03m max)

Front aspect uPVC double glazed window. Radiator. Walk in wardrobe cupboard. Side aspect uPVC double glazed window.

### Bedroom Two

11'11 x 11'11 (3.63m x 3.63m)

Side aspect uPVC double glazed window, Radiator. Airing cupboard.

### Re-Fitted Bathroom

8'11 x 8'10 (2.72m x 2.69m)

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath. Wall mounted shower over. Wall mounted shower screen. Low level W.C. Pedestal wash hand basin. Cupboard housing gas central heating boiler. Heated towel rail.

### Exterior

#### Rear Garden

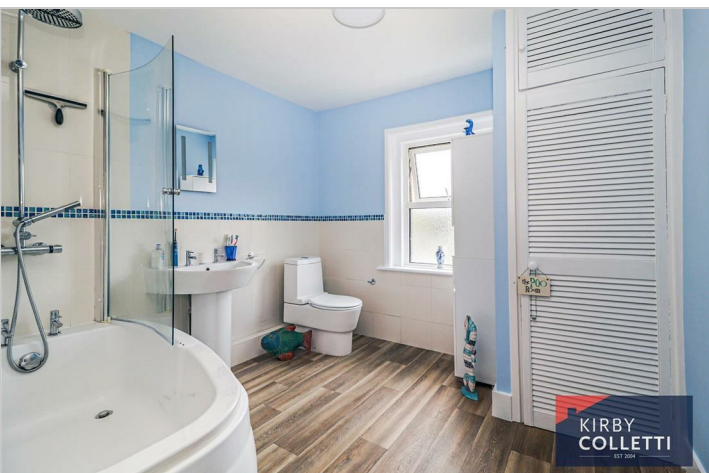
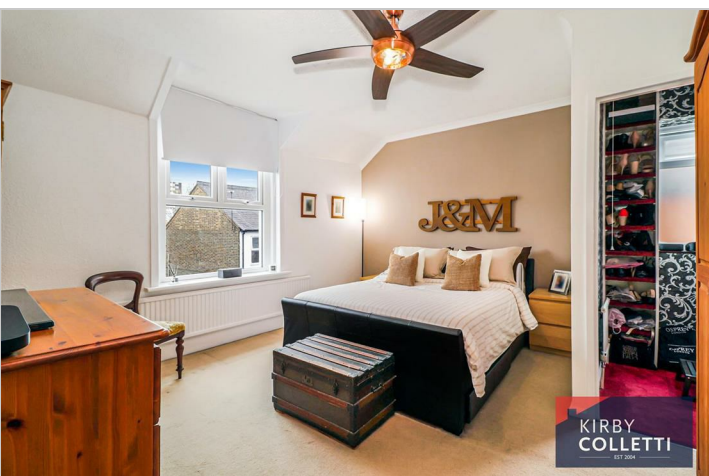
Concrete patio area with dwarf retaining wall. Remainder laid with artificial lawn. Indian sand stone patio area to the bottom of the garden. Brick built storage shed and outside W.C. Outside light, power point and water tap. Pedestrian access to:

#### Front Garden

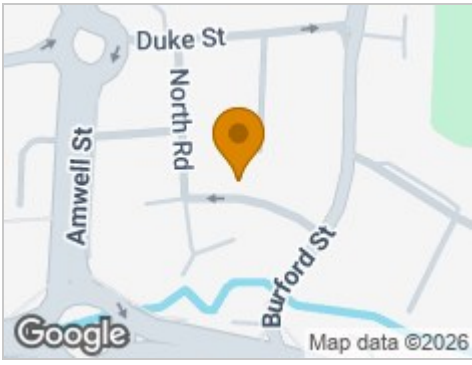
Concrete driveway providing off street parking and vehicle access to:

#### Garage

Up and over door.



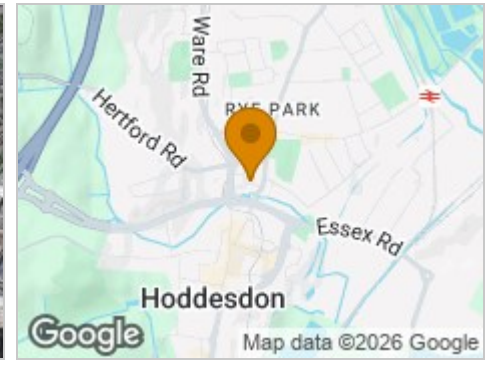
## Road Map



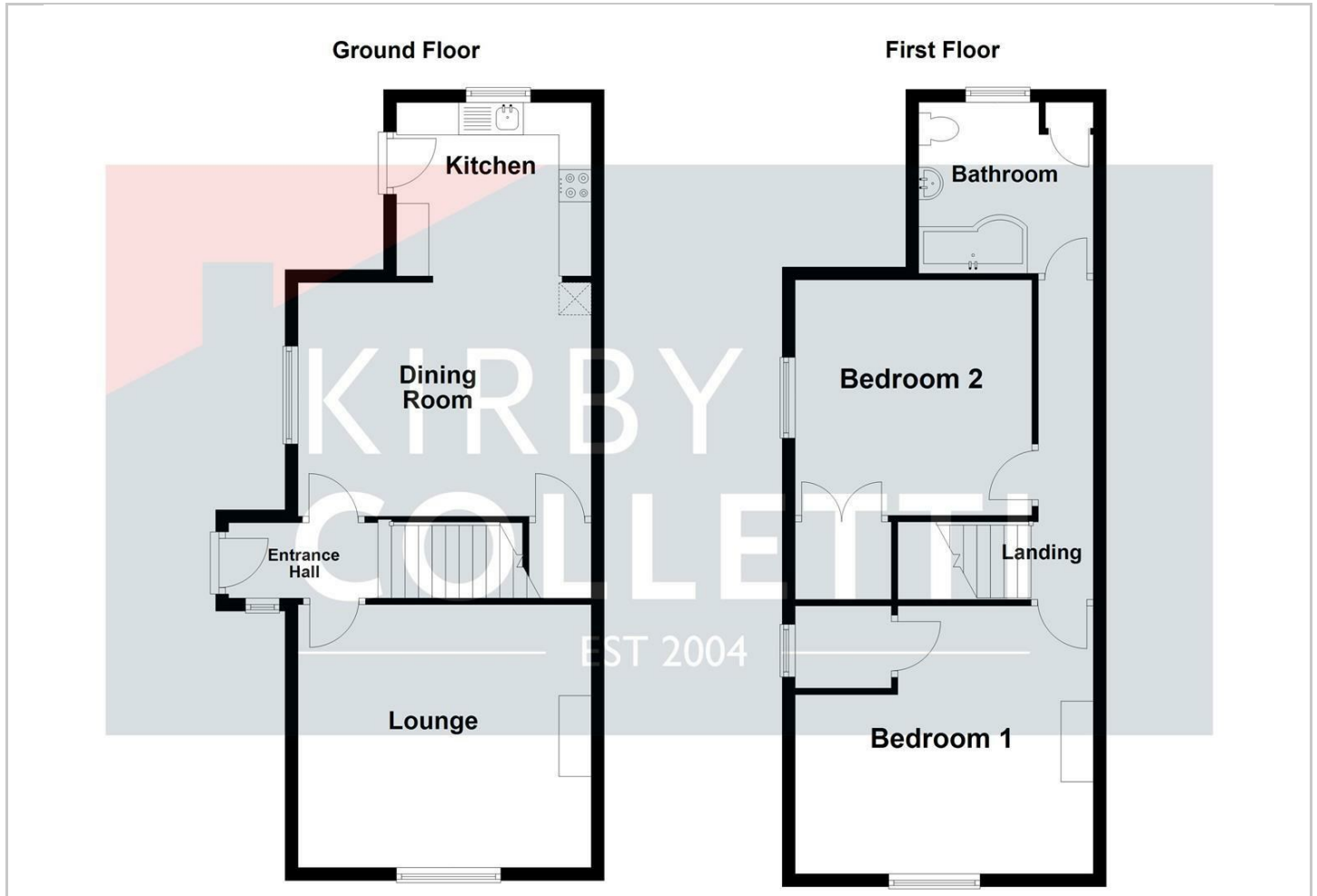
## Hybrid Map



## Terrain Map



## Floor Plan

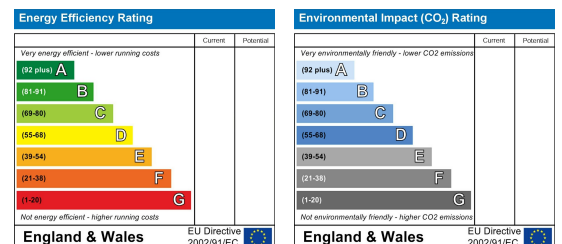


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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